109.0	0006	0023.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	450,900 /	450,900
					USE VALUE:	450,900 /	450,900
					ASSESSED:	450,900 /	450,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #: B

Owner 1:	HALLOCK CHARLES	
Owner 2:		
Owner 3:		
Street 1:	121 MADISON AVENUE #2	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	KALAY SAVASH -
Owner 2:	-
Street 1:	121 MADISON AVENUE #2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Vinyl Exterior and 1169 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	450,900			450,900
Total Card	0.000	450,900			450,900
Total Parcel	0.000	450,900			450,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.71 | /Parcel: 385.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

196090

GIS Ref

GIS Ref

Insp Date

08/17/18

!8565!

PREVIOUS ASSESSMENT

Parcel ID 109.0-0006-0023.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	444,400	0	.		444,400	444,400	Year End Roll	12/18/2019
2019	102	FV	454,100	0	.		454,100	454,100	Year End Roll	1/3/2019
2018	102	FV	402,700	0	.		402,700	402,700	Year End Roll	12/20/2017
2017	102	FV	367,900	0	.		367,900	367,900	Year End Roll	1/3/2017
2016	102	FV	367,900	0	.		367,900	367,900	Year End	1/4/2016
2015	102	FV	242,100	0	.		242,100	242,100	Year End Roll	12/11/2014
2014	102	FV	231,400	0	.		231,400	231,400	Year End Roll	12/16/2013
2013	102	FV	231,400	0	.		231,400	231,400		12/13/2012

PRINT

Date	Time
12/10/20	23:07:53

LAST REV

Date	Time
08/17/18	10:41:15

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALAY SAVASH,	64219-406		9/12/2014		376,500	No	No		
HIRSCHFELD CARL	39016-3		5/1/2003		245,000	No	No		
PETERSON DAVID	27430-173		6/27/1997		79,900	No	No		Y

USER DEFINED

Prior Id # 1:	196090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/1994	276	Manual	500					WOODSTOVE

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7097																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	139 - 7097

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	402.192
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	553913
Depreciation:	103028
Depreciated Total:	450885

COMMENTS

CONDO CONVERSION 1994,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1			HB 1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	2
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	402.19
Special Features:	0	Val/Su Net:	385.71
Final Total:	450900	Val/Su SzAd	385.71

SKETCH

UnSketched SubAreas:
GLA: 1169,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,169	402.190	470,163
Net Sketched Area:		1,169	Total:	470,163
Size Ad	1169	Gross Are	1169	FinArea 1169

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0006-0023.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	